

dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

city
of
seattle
department
of design



& land use

International Codes Take Effect for Seattle in 2004

It's finally been decided—Seattle and all of Washington will adopt the International Building, Residential, Mechanical and Fire codes. The State Legislature and Governor Locke approved SHB 1734 which directs the State Building Code Council (SBCC) to adopt the International Codes.

As the SBCC intends to have the International Codes ready to take effect on July 1, 2004, DCLU is planning for them to take effect in Seattle as close to this date as possible, with a grace period during which applications may comply with either code. The Construction Codes Advisory Board has begun reviewing the International Building and Residential codes, and will take up the International Mechanical Code this summer.

The International Codes are published by the International Code Council (ICC) and are successors to the Uniform Codes in many

See **international codes** on page 12

LATE BREAKING NEWS!

At press time legislation was sent to Seattle City Council relating to both Northgate development and zoning standards and cell antennae restrictions in Single Family zones.

For details, visit www.seattle.gov/dclu/news or contact the DCLU Public Resource Center, 700 5th Ave., Suite 2000, (206) 684-8467.

Bypass Appointments Using New Drop-Off Program

Starting July 1, 2003 regular DCLU customers with qualifying Consistently Prepared Applicant (CPA) ratings can skip the appointment process for certain types of projects and simply drop off their application packages.

While projects that require an ECA, Shoreline or SEPA review do not qualify for this program, drop-off submittal applications are allowed for most new single family and small multifamily building plans. Qualifying structures must be three stories or less, of conventional wood frame construction, and without structural irregularities. Other projects identified for this program are short plats, lot boundary adjustments, unit lot subdivisions, and minor telecommunications devices.

Customers wanting to utilize this pro-

See **drop-off submittals** on page 15

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decisions

City of Seattle

An inside look at recent regulatory decisions

Subdivision of Single Family Lots with More Than One Existing Residence Now Allowed

The City Council has unanimously approved an ordinance that allows subdivision of single family lots with more than one existing residence under certain conditions.

This legislation, passed on May 27, 2003, allows the resulting lots to be as small as 1,800 square feet, while making future construction on small or narrow lots subject to lower height limits.

These short subdivisions are only allowed in Single Family zones and apply only to residences existing as of February 1982. Fewer than 846 lots citywide are affected.

The Mayor is expected to sign this legislation within 30 days, which means the anticipated effective date will be the end of June. For more information, or to receive an electronic version of the ordinance, please contact:

Mark Troxel, (206) 615-1739, mark.troxel@seattle.gov

The ordinance (Council Bill #114541) is also available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>.

Code Changes and SEPA Decisions Now Linked to Online Land Use Bulletin



As of May 16, 2003, DCLU's online Land Use Information Bulletin began including links to proposed Land Use Code amendments and applicable Director's Reports and SEPA decisions. This bulletin, formerly called the General Mail Release or GMR, is available on DCLU's website at www.seattle.gov/dclu/notices.

Eating & Drinking Establishment Amendment Passes

Land Use Code regulations relating to eating and drinking establishment uses were amended by the City Council on May 19, 2003. The approved legislation replaces the multiple categories of eating and drinking establishment uses with one definition for "restaurant" and one definition for "drinking establishment."

Higher impact uses, such as restaurants with drive-through lanes or drinking establishments in small neighborhood business districts, will continue to undergo administrative conditional use analysis. Conditional use analysis is used by the department to mitigate impacts such as traffic or noise.

The legislation will take effect 30 days after the Mayor signs it, which places the anticipated effective date at the end of June. Additional information about this legislation can be obtained from:

Susan McLain, (206) 684-0432, susan.mclain@seattle.gov

The ordinance (Council Bill #114501) is also available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>.

Demographic Snapshots

a look at Seattle's
changing population
& housing from the
City Demographer

A Decade of Change: Seattle Housing Costs & Income from 1990-2000

It may not have felt like it, but in the 1990s the median household income in Seattle outpaced inflation. At the same time, however, housing costs for homeowners rose several times faster than household income, according to Census 2000 results.

Renters' housing costs also rose, but at a lower rate. Seattle households are about equally divided between owners and renters, with 48.4 percent homeowners and 51.6 percent renters.

The median household income in Seattle increased 6.5 percent in the 1990s to reach \$45,736. (The median indicates that half the city's households made more than \$45,736 and half made less).

Those who held mortgages in 2000 faced a median housing cost of \$1,497 a month—28.6 percent higher than in 1990. Those who owned their homes outright encountered median housing costs of \$406 a month in 2000, over a third (37.5 percent) higher than they were a decade earlier.

Housing costs for Seattle renters also increased at a higher rate than median household income, but the change was not as steep as for homeowners. In 2000, the median rent (including utilities) was 10.2 percent higher than in 1990, meaning half the city's renters paid less than \$721 in 2000 and half paid more.

The census also asked homeowners in 1990 and 2000 how much they thought their house and lot were worth. Adjusting for inflation, the median value Seattle homeowners stated in 2000 was 34.6 percent higher than in 1990.

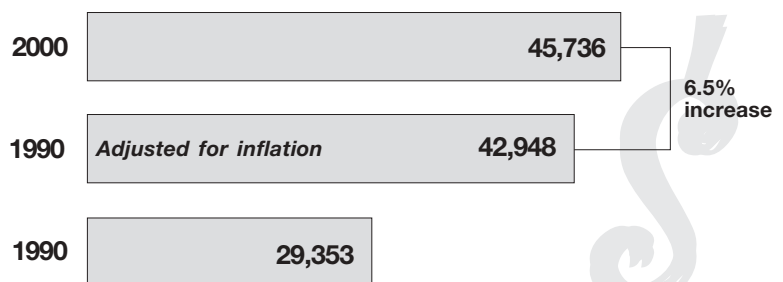
For more demographic information, visit www.seattle.gov/dclu/planning/comprehensive or contact the City Demographer:

Diana Cornelius, DCLU, (206) 615-0843
diana.cornelius@seattle.gov

NOTE: Figures in article above adjusted for inflation.

Median Income Grew Faster than Inflation...

Increase in Seattle's Median Household Income: 1990-2000

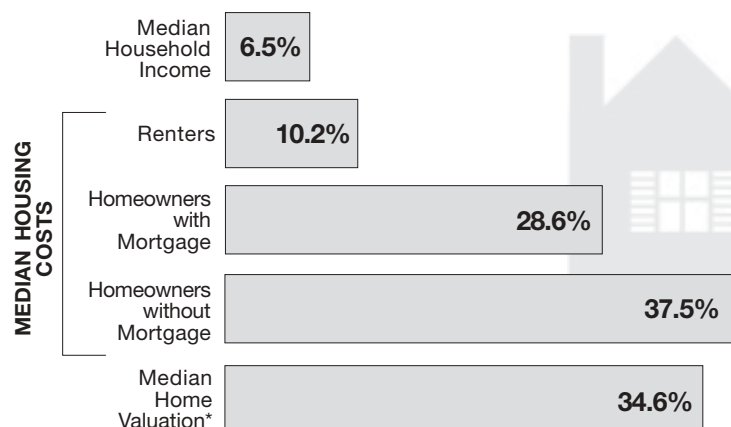


Source: U.S. Census Bureau, 1990 Census and Census 2000.

Notes: Income data from 1989 and 1999 were collected in 1990 and 2000. All data are adjusted for inflation based on Seattle-Bremerton-Tacoma CPI-U.

...but Housing Costs Rose Much More Sharply

Increase in Seattle Income, Housing Costs & Home Value: 1990-2000



* Home value refers to homeowners' assessment of how much their house and lot were worth.

Source: U.S. Census Bureau, 1990 Census and Census 2000.

Notes: Income data from 1989 and 1999 were collected in 1990 and 2000. All data are adjusted for inflation based on the Seattle-Bremerton-Tacoma CPI-U.

Seattle Planning Commission

The Seattle Planning Commission moved its administrative offices to DCLU in 2002. This feature marks their debut in *dcluINFO*.

History and Purpose

Although the Seattle Planning Commission (SPC) is fairly new to DCLU, it certainly is not new to the City of Seattle. The City Charter officially established the Planning Commission in 1946 as an independent, voluntary, 15-member advisory body appointed by the Mayor and confirmed by the City Council.

This diverse group is made up of people who bring a wide array of expertise and perspectives to the important planning decisions the City faces. The Commission's role is

See **seattle planning commission** on page 5

Commission Members

As codified in its charter, the Commission membership as a whole must reflect a broad range of opinion, experience and citizenry. To achieve that purpose the Commission includes residents from different Seattle neighborhoods, at least one engineer or architect, an urban planner, and, among others, members of ethnic minorities and citizens active in neighborhood or community affairs. Current commissioners are listed and pictured in alphabetical order below (top to bottom, left to right). One position is currently vacant.

Anjali Bhagat, Parsons Brinkerhoff, Transportation Engineer. Transportation issues, committed to community service, interest in local government. (N. Seattle)

George Blomberg, Port of Seattle, Environmental Planner. Experience in balancing industrial development with community and environmental impacts. (Magnolia)

Angela Brooks, T-Mobile, Zoning Specialist in telecommunications. Experience in community development, housing, and social planning. (Central Seattle)

Gregory Davis, Emerald City Outreach Ministries, Executive Director (a non-profit community development agency). Social services, neighborhood planning. (SE Seattle)

Matthew Kitchen, Puget Sound Regional Council, Planner. Transportation policy, regional planning, neighborhood planning. (SE Seattle)

Jeanne Krikawa, Architect and planner. Experience on Pedestrian Advisory Board, Design Review Board, community planning, light rail, urban design. (W. Seattle)

Lyn Krizanich, Clise Properties, Commercial Property Manager. Downtown neighborhood/urban center planning and stewardship. (Downtown Seattle)

Denise Lathrop, Adolphson Associates, Land Use Planning Consultant. Land use, capital facilities and environmental planning; GMA experience. (W. Seattle)

John Owen, Makers Architecture, Architect and urban designer. Experience in neighborhood planning, urban design and architecture. (N. Seattle)

Joe Quintana, The IndexGroup, Managing Partner. Expertise in economic development, utilities, public relations and communications. Co-Chaired Mayor's Economic Opportunity Task Force. (Madison Park)

Stephen Sheehy, Sound Transit Legal Dept., Legal Counsel. Experience in Growth Management issues, real estate, land use development. (Central Seattle)

Mimi Sheridan, Consultant. Public involvement, historic preservation, neighborhood planning. (Magnolia)

Anthony To, Homesight, a non-profit private developer. Mixed-use projects; affordable housing, urban and neighborhood re-development, and land use. (S. Seattle)

Paul Tomita, Pentalink Architecture, Consultant. Public involvement, historic preservation, neighborhood planning. (Ballard)

to advise the Mayor, City Council, and City departments on broad planning goals, policies, and plans for the physical development of Seattle. It reviews land use, transportation, and neighborhood planning efforts using the framework and long-range vision described in Seattle's Comprehensive Plan.

Current Projects

The Planning Commission's current projects include advising the City on the monorail project, participating in planning efforts on the Seattle Waterfront and viaduct, assisting DCLU in revisions to the commercial code, and advising DCLU on legislation to increase housing options.

The Commission's contributions to a project can range from substantive comments on the merits of particular code or comprehensive plan changes, to guidance in soliciting public input, to sponsorship of public workshops and events. In all its work, the Commission strives to create a long-term vision through planning and setting priorities that will guide Seattle's development into the future.

Case Study: Commission Reviews Mayor's Proposals for Northgate

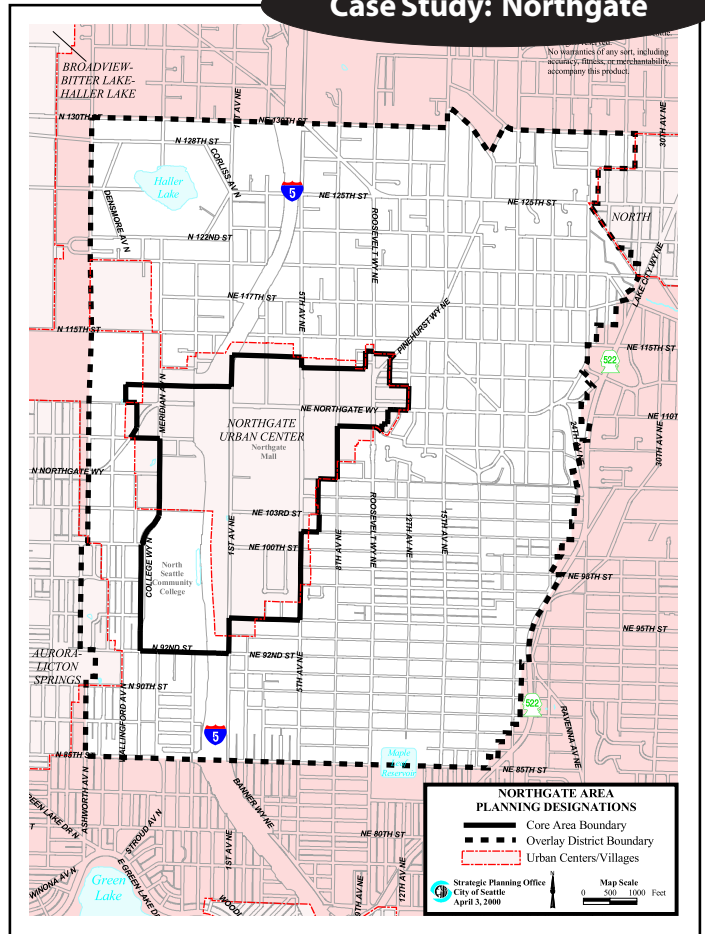
This spring City Council President Peter Steinbrueck asked the Planning Commission to review the Mayor's Northgate Action Plan, which was released in March. As an independent, objective body, the Commission took on the challenge to provide expert review and analysis of an issue that involves multiple stakeholders with diverse interests and concerns.

The Commission has been involved in Northgate for several years, commenting on various planning efforts in the 1990s, and then more specifically engaging the community in developing a vision for the Northgate urban center core through the Northgate Town Center Charette in 2000 and co-sponsoring the 5th Avenue street design work in 2002. In assessing the proposal, the Commission reconfirmed the importance of the following principles for planning a vibrant, growing urban center at Northgate:

1. The Town Center vision is more than Northgate Mall itself—continue to consider development from a comprehensive perspective, even if implementation is incremental.
2. The focus at Northgate should be on *creating* a sense of place more than preserving one.
3. The Town Center vision can only be realized with significant commitment from both public and private parties, working to integrate and leverage capital investments.

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Case Study: Northgate



The map of the Northgate area above shows the basic boundaries of the core area, overlay district, and urban centers/village. For additional information on growth in the Northgate area, read the recently published growth report, "Monitoring Our Progress: Seattle's Comprehensive Plan," available online at www.seattle.gov/dclu/planning/comprehensive.

housing demonstration program update



The majority of survey respondents stated that detached accessory dwelling units (ADUs) can be successful if built in proportion to the size of the lot and that landscaping and screening can help limit their impact.

Initial Evaluation of Demonstration Program for Innovative Housing Design Encouraging

An evaluation of the City's Demonstration Program for Innovating Housing Design is confirming that—although new housing types like cottage housing and detached accessory dwelling units (ADUs) are unfamiliar to many Seattle residents—they can help meet a growing demand for new housing.

The Demonstration Program, which was enacted in 1998, permitted a limited number of projects composed of non-traditional housing types—like cottage housing and detached ADUs—in single family areas to test alternatives to typical single family detached dwellings. Although these non-traditional housing types are not new, they have generated renewed interest in cities across the region as potentially successful types of infill housing in developed areas and as a way to broaden housing choices available to residents of the city.

Since the Demonstration Program's inception, projects were chosen on the basis of their design merit and other factors that set them apart. A number of projects have been permitted and some have been built.

As an element of the Program, DCLU was asked to evaluate projects after they were permitted

and built, to assess the desirability of allowing these housing types on a permanent basis in the city's single family neighborhoods. DCLU is now completing that evaluation based on a survey of neighbors of demonstration projects and an urban design analysis of each constructed project.

Initial results from both the survey and urban design analysis are positive and encouraging. The majority of responses to the neighbors survey rated the impact of demonstration projects as positive or, at the very least, neutral. As anticipated, concerns expressed tended to be about traffic and parking.

In particular, alternatives to traditional single family detached dwellings can be developed with sensitivity to surroundings while providing appealing, less expensive, and well-designed homes for growing numbers of small families, singles, or seniors who may otherwise be priced out of Seattle's neighborhoods.

The urban design analysis revealed characteristics of cottages and detached ADUs that verified assumptions about minimum standards that if incor-

porated into Land Use Code may enhance opportunities for developing these housing types and address some of the reservations of residents of neighborhoods where these housing types may be allowed.

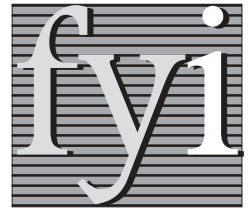
The results of the evaluation will be used to support and inform options for amending Seattle's Land Use Code to allow detached ADUs and cottage housing more widely in Seattle. These proposals are currently under development and will be available later this summer.

The Demonstration Program evaluation will be made available online at DCLU's Housing Choices website in mid-June at www.seattle.gov/dclu/CodeDev/HousingChoices.

For additional information, please contact:

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CASE STUDY: Sustainable Building



INFORMATIONAL
SUPPLEMENT FOR
DCLU CUSTOMERS

south lake union

sustainable development in an urban environment

The May 2003 issue of dclulINFO featured a case study on the City's newest green building, the Seattle Police Department's Southwest Precinct. This month's feature highlights the "Resource Guide for Sustainable Development," which recommends strategies for reducing the environmental impact of development in the South Lake Union Neighborhood.



In order to identify sustainable design and technology solutions for the South Lake Union Neighborhood (pictured above), a "Resource Guide for Sustainable Development" has been created for use by both the private and public sectors. The Guide was sponsored by Vulcan Inc. and prepared by the Urban Environmental Institute.

In order to identify sustainable design and technology solutions for the South Lake Union (SLU) neighborhood, a "Resource Guide for Sustainable Development" has been created for use by both the private and public sectors to promote urban livability and quality of life, preserve the historic fabric, and strengthen the local economy.

The guide was sponsored by Vulcan Inc. and prepared by the Urban Environmental Institute (UEI), a local non-profit that creates innovative solutions to environmental challenges. UEI brought together a consultant team including Mithun, Arup Engineers, 2020 Engineering, ValueMiner, and Built-e to identify design and technology solutions appropriate for SLU that would be "repeatable" within the larger development community.

At the building level, the LEED™ Green Building Rating System was recommended as both a benchmark and performance measurement tool. LEED™ provides criteria in five environmental categories: site, water, energy, materials, and indoor environmental quality. The Guide grouped recommendations into these categories. All recommendations are specific to the Pacific Northwest climate and economic conditions and were evaluated based on the overall economic, environmental and social benefits.

Of the 370 acres in the SLU Planning Area, the City owns or controls nearly 34%, or 125 acres, dedicated to the public right of way. Seattle's Comprehensive Plan, "Toward a Sustainable Seattle," communicates the City's vision and lays the foundation for transformation. The primary strategy of the Comprehensive Plan is to create a connected network of urban

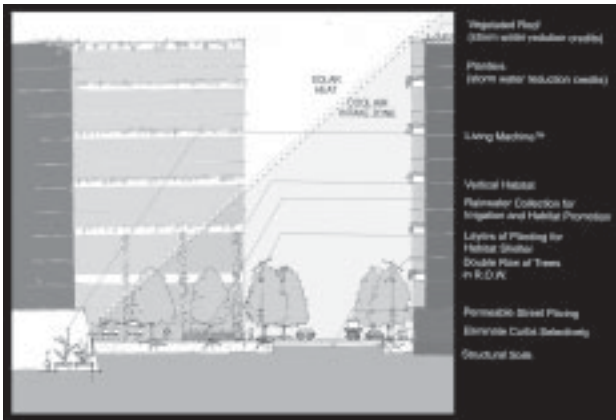
"We required the team to develop recommendations that would be 'repeatable' within the larger development community"

—Hamilton Hazlehurst, Real Estate Development Manager, Vulcan

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case study: south lake union, cont. from page 7

villages. Urban villages meet the City's goal of maintaining Seattle's character and single-family neighborhoods, while enhancing livability by creating transit oriented and pedestrian friendly mixed-use neighborhoods. Land use code development, zoning, and investments in infrastructure are the three primary tools that the City will use to manage growth and realize our shared vision for the future.



Street section illustrates integrated strategies that reduce stormwater runoff and energy required to meet cooling loads, while simultaneously making sustainability visible.

Illustration courtesy of Mithun

Recommended Strategies

The Guide offers recommendations for land use planning, zoning, and infrastructure development that are based on the principles of sustainability. The strategies suggest that we harness natural resources to optimize building performance and enhance quality of life in a community, including:

- the sun for light, heat and energy;
- the wind for fresh air and cooling during the summer;
- plants to cleanse the air, cool surrounding areas, and provide habitat for a diversity of species; and
- water conservation and reuse, to make the most of a limited resource.

A few of the nearly 40 recommendations made in the Guide are featured below.

1. Make Sustainability Visible: Making sustainability visible is an important strategy to raise awareness in the broader community and create cultural change. It also provides both a marketing opportunity for the neighborhood and a constant reminder of our journey towards sustainability by reconnecting us to nature and the wonder of natural systems.

One of Mayor Nickels' stated goals is to "restore ecological function and promote environmental justice through more sustainable approaches to managing the built environment, urban forest, and green space." The Mayor has launched an environmental stewardship and education program in summer camps at the City's parks.

The City can extend this program by making sustainability visible, and creating signage and educational materials that explain sustainable design and technology solutions implemented in Seattle's buildings, parks, rights-of-way and infrastructure developments.

2. Improve Transportation Choices: The Guide promotes strategies that improve transportation choices and increase flexibility for meeting parking requirements. Considering parking at the building, block/multi-block and neighborhood scales, the alternatives include: buddy parking agreements between colleagues; shared parking between uses such as commercial and residential; carpooling programs or a "Flexcar" vehicle sharing program; and planning for "peak load events" with a diversity of strategies such as shared parking on a multi-block scale, valet parking, or parking in flexible use areas.

The City's minimum requirement for parking is defined in the Seattle Land Use Code, Ch. 23.54, "Quantity and Design Standards for Access and Off-

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case study: south lake union, cont. from page 8

street Parking,” and DCLU Director’s Rule 14-2002, “Transportation Management Programs.” These regulations offer flexibility and a menu of strategies for reducing parking requirements including some of the alternatives identified in the Guide. However, an opportunity may arise to reward innovative approaches by increasing flexibility within the code and extending the Director’s Rule to the South Lake Union neighborhood for projects that develop and implement a performance-based transportation management plan and clearly demonstrate a reduced need for parking.

3. Practice Restorative Redevelopment: The Guide identifies a number of strategies that address ecological function. For example, vegetated roof systems reduce peak flows of stormwater and reduce ambient temperatures caused by solar heat gain on roofs. This in turn reduces the energy needed to meet cooling loads, creates habitat for birds, and provides an amenity for building occupants.

During large storm events stormwater runoff from South Lake Union, Queen Anne, and Capital Hill predominantly flows into storm sewers that discharge directly into Lake Union. The combined sewer system overflows and drains untreated sewage into the lake. Strategies that reduce peak flows of stormwater and serve multiple functions include: installing vegetated roof systems, creating a “big tree neighborhood” with large double rows of canopy trees; installing green space in the public right of way; landscaping with native and adapted plants; installing porous pavements; and collecting and reusing stormwater.

While these strategies primarily reduce stormwater flows, they also serve to enhance the aesthetic quality of the neighborhood, reduce potable water use, conserve energy by reducing ambient temperatures, offset CO₂ emissions, recharge groundwater, and filter and cleanse water before it reaches Lake Union. The strategies support the Mayor’s sustainable infrastructure initiative, and may be implemented through existing programs such as the Street Improvement Manual, Green Streets and the Blue Ring, and the Natural Drainage Program. Greening the City’s infrastructure will enhance the public right-of-way by transforming our streets, sidewalks and parks, and restore the ecological function to the watershed.

4. Achieve Carbon Neutrality: In 2000, the Mayor and City Council adopted a climate change policy that requires Seattle City Light meet an increase in demand for energy with no net greenhouse gas emissions. In order to achieve this goal the City must reduce overall energy use, utilize renewable energy sources to meet an increase in demand, and offset any

“The Guide recommends harnessing natural resources—the sun, wind, plants and water—to optimize building performance and enhance quality of life.”

—Lynne Barker, DCLU
Sustainable Building Specialist

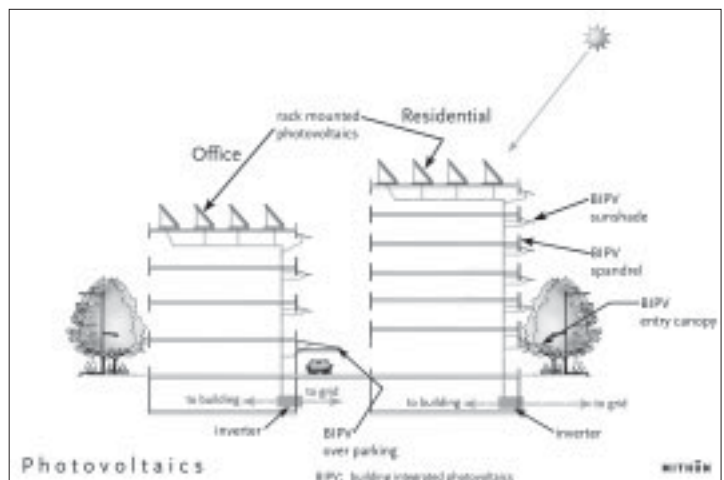


Illustration shows the diversity of photovoltaic products available in today’s marketplace, including building integrated photovoltaics.

Illustration courtesy of Mithun

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case study: south lake union, cont. from page 9

increase in emissions.

The primary recommendation to significantly reduce energy use in buildings is to adopt a passive design strategy, starting with the basics of orientation, massing, siting, natural ventilation, thermal storage, and vegetation. Seattle's temperate climate is ideal for this approach. To optimize performance, passively designed buildings must have a southern orientation to control for solar gain, minimized building depth for cross ventilation, and increased floor to ceiling heights to facilitate natural displacement of air (hot air rises). These strategies serve multiple functions by providing the foundation for a superior indoor environment. When integrated and designed well they enhance health and productivity by providing fresh air, daylight, views, and a connection to nature.

Seattle's Land Use Code establishes height limits within specific zones, and does not allow developers the flexibility to make trade-offs between the building layout and massing and building height. Developers typically maximize the footprint to meet market-driven economic goals. As we look to the future, there may be an opportunity to increase flexibility in the Code that considers orientation, form, and performance to support broader environmental community goals.

The Guide also recommends the use of distributed photovoltaic (PV) systems to generate at least 10% of total energy demand for the neighborhood. PV's may only make sense if the City provides an incentive to help defray the increase in capital costs, in addition to the state and federal government tax incentives for PV installations. The City may receive benefit by reducing infrastructure costs for energy delivery, strengthening our economic development strategy to attract renewable energy companies and sustainable industries, and creating a market identity for Seattle as a leader in sustainability.

5. Build a Brand for Green Building and Sustainability: A unique strategy that fell outside of development was to establish a brand for green buildings and sustainability. A brand will create value for green buildings and sustainability in the marketplace, and help people make the connection between sustainable strategies and their values. Local developers who are embracing sustainability asked the City to help them create such a brand, which will result in a market preference for green buildings, and will target the real estate and finance communities.

DCLU has taken on this challenge and will help to educate the real estate sector so that they can communicate the benefits of green buildings. The City will also educate the financial sector to help them understand that green buildings are a superior investment.

Additionally, the City is working with local partners to develop an integrated marketing and communications program that will result in more demand for green buildings and help customers make the connection between green buildings and their values such as access to natural daylight, fresh air and views, healthy living and working environments, livability, and environmental stewardship. The program is currently under development and will be launched this year.



Building integrated photovoltaics implemented in Oberstufenzentrum II, an Arup project in Frankfurt, Germany.

Photo courtesy of Arup

Additional Resources

To learn more about the "Resource Guide for Sustainable Development," visit www.mithun.com/expertise/resourceguide.pdf. For more information on LEED™ visit www.usgbc.org.

To learn more about Seattle's Sustainable Building Program, visit their website at www.seattle.gov/sustainablebuilding. And to explore DCLU's role in sustainable building, visit www.seattle.gov/dclu/sustainability or contact:

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citydesignNews

a monthly update from DCLU's
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citydesign

Shaping the civic character of Seattle's
built and natural environment

Seattle Design Commission

Project Review Updates: May proved to be a busy month for the Seattle Design Commission, with several tours of new capital projects and many Commissioners involved in a host of projects in addition to regular twice-monthly meetings. Most significantly, the Commission continues to play a key role of review in the Seattle Monorail Project, working with the Seattle Planning Commission, the City's Design Review Program, and City staff now assigned to the Monorail project.

On May 15, the Commission and a small group of City staff toured the new City Hall, set to open in July, and the Central Library, which is in the middle of construction. The Commission reviewed the City Hall in 14 meetings spanning October 1999–September 2001 and found it rewarding to see the results of their input, especially the emphasis on civic space and the fine attention to detail and materials, both inside and out.

Similarly, the Commission reviewed the Central Library project through all stages of design, from October 1999 through fall 2001. The building promises to be at the vanguard for civic structures in this country—the boldest expression of architectural design in Seattle in recent decades—and the Commission is intrigued with the complexities and innovations represented in the design.

In late May, representatives from the Commission also joined representatives from the Design Review Boards in a walking tour of several new projects



Design Commission members and City staff tour the new Central Library on May 15, 2003.

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Light Rail Review Panel

The Light Rail Review Panel (LRRP) continues to meet infrequently while completing review of the initial segment of Central Link light rail. The Panel meets again to review Beacon Hill 90% design on June 17, which should be the final review meeting for the initial segment of Central Link. Draft SEIS review for North Link is projected to occur in August and September 2003. In April, the Panel welcomed Lisa Rutzick as its new Coordinator. Rutzick replaces Cheryl Sizov, who has served as the Panel Coordinator since March of 1999. For more information on LRRP, please contact:

Lisa Rutzick, (206) 386-9049, lisa.rutzick@seattle.gov



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seattle design commission, *cont. from page 11*

on Capitol Hill, including a preview of the new Henry Library which officially opened to the public a few days later.

At its regular meetings in May, the Commission reviewed and approved several Seattle Parks projects, including early concepts for Bitter Lake Reservoir Open Space, a draft Site Plan for the I-5 Open Space, a new park under the freeway connecting Capital Hill and Eastlake, and schematic design changes to the Mount Baker Rowing and Sailing Center in southeast Seattle. The Commission reviewed and had some concerns about other Parks projects including renovations to the Cowen Park Shelter House and the Ravenna Creek daylighting project, a phased series of landscape improvements to Ravenna Park and Playfields. In addition, the Commission reviewed and commended early design work for the interdepartmental collaboration and sustainable design of a new 11-acre campus that will serve as the Joint Training Facility for the Fire Department and SPU in southwest Seattle. The Commission also continued active review of several petitions to vacate streets and alleys, including follow up review of a proposal by Seattle University to develop a new bookstore and housing project (mixed-use development) at Cherry and 12th, a new private mixed-use development on Madison and 20th, and a proposal for a new pedestrian plaza in front of Starbucks Center in SODO.

Looking ahead to June, the Commission will enjoy a discussion with Mayor Nickels on a range of projects underway in the City and compelling design and policy issues they have encountered this past year in their advisory role of review. The Commission last met with the Mayor a year ago. They are also scheduled to review the following projects: High Point Housing redevelopment open spaces, South Lake Union Park, Seattle Center Theater Commons and the Southwest Library Expansion. They also look forward to a briefing from City staff on work being planned for the 2004 update to the City's Comprehensive Plan. For more information, contact:

Layne Cubell, (206) 233-7911, layne.cubell@seattle.gov

international codes, *cont. from page 1*

respects. Significant differences can be seen, for example, in the International Residential Code, which is a complete and separate code for construction of one- and two-family dwellings and townhouses, and the up-to-date seismic design provisions of the International Building Code.

ICBO, publisher of the most of the Uniform codes currently in effect in Washington, has merged into ICC, which will continue to provide the same services as ICBO. The Northwest Regional office of ICBO in Bellevue and the former ICBO headquarters in California will continue in operation as branches of ICC.

The Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington. For more information, please contact:

Maureen Traxler, DCLU, (206) 233-3892, maureen.traxler@seattle.gov
Michael Aoki-Kramer, (206) 684-7932, michael.aoki-kramer@seattle.gov

Changes to LBA, Short Plat, and Unit Lot Subdivisions Processing

Beginning July 1, 2003, Address Records Worksheets will no longer be required for lot boundary adjustments, short plats, or unit lot subdivisions



that are to be submitted through an application intake appointment. For these types of applications, you will need to obtain a project number prior to scheduling an intake appointment by calling (206) 684-8850 or visiting the triage counter in the Applicant Services Center, located on the 20th floor of Key Tower.

However, if you are eligible to use our "Drop-Off Submittal Program" (described on page 1) for the application types lot boundary adjustments, short plats, or unit lot subdivisions, a project number must be generated prior to dropping off the completed application materials. To obtain the project number you must first submit an Address Records Worksheet. This form and instructions can be found at www.seattle.gov/dclu/publications/forms.

Pre-site inspections continue to be required for short plats prior to scheduling an application intake appointment. Once a project number has been generated, you may submit the pre-application site visit form and \$113.00 at the Applicant Services Center or by mail to DCLU, 700 Fifth Ave, Suite 2000, Seattle, WA 98104-1703.

CPA Rating System Extended to Land Use

Currently, DCLU's Consistently Prepared Applicants (CPA) rating system has only been utilized for construction appointments. This system is now being enhanced to include Land Use applications using the same criteria set forth in CAM 121 "Criteria for Consistently Prepared Applicant (CPA) Submittals." This change is effective July 1, 2003, in line with our new "Drop-Off Submittal Program" (described on page 1).

If you have questions regarding the changes described above, please contact:

Cheryl Mosteller, DCLU
(206) 684-5048, cheryl.mosteller@seattle.gov

Sounds Transit Applies for Beacon Hill Noise Variance

DCLU has received an application from Sound Transit for a technical variance from the standards for nighttime construction noise for the Beacon Hill Tunnel and Station.

The segment of the light rail system covered by the application runs from the west tunnel portal (east of Airport Way S. near South Forest Street) to the east tunnel portal (east of 25th Ave S. and south of South McClellan St).

The application also covers work at the Beacon Hill Station construction site on the block bounded by Beacon Avenue, McClellan Street, 17th Avenue, and Lander Street. Sound Transit's application proposes specific new construction noise limits for three work sites.

Section 25.08.640 of the Seattle Noise Ordinance provides for technical variances from noise standards when there is no practical means known or available for the adequate prevention, abatement or control of the noise involved. As a condition of granting the variance, DCLU may require mitigation measures.

A public meeting was held to hear oral comments on this application on May 29 at the Jefferson Community Center. Another public meeting will be held:

June 4, 2003, 7-8:30 p.m.
Franklin High School (Room 205)
3013 S. Mount Baker Blvd.
(site is wheel-chair accessible)

Written comments may be submitted at any time prior to June 20, 2003—either by sending an email to david.george@seattle.gov or by mailing a letter to:

DCLU
Attn: David George
700 5th Ave, Suite 2000
Seattle, WA 98104-5070

For copies of the variance application and further information, contact:

David George
DCLU's Noise Abatement Coordinator
(206) 684-7843
david.george@seattle.gov



Get answers to your questions at DCLU's next Home Improvement Workshop

Saturday, June 21
10 am-Noon

Bitter Lake Community Ctr
13035 Linden Ave N, Seattle, WA

City reviewers and inspectors visit Seattle neighborhoods every year, offering **FREE** one-on-one consultations on remodeling and home improvement projects.

Come to a workshop and get answers to your questions about:

- Electrical
- Land Use
- Building
- Plumbing
- Permit Processes
- and More!

Additional workshop dates will be scheduled this year. For more information, call Jeffrey Overstreet at (206) 684-8443.

No reservations are necessary.

seattle planning commission, *cont. from page 5*

4. Balance the competing interests of pedestrian access and mobility and traffic circulation and capacity, and be willing to risk reduced vehicular capacity in order to create a vibrant urban center.
5. Pledge to a "new way of doing business," including better interagency and interdepartmental coordination, and meaningful and ongoing community involvement in order to keep the momentum for change going.

In its letter to Council President Steinbrueck, the Commission concluded "that the Mayor's proposal is a worthy and realistic first step towards improving the Northgate area" and that the proposal seeks to move the neighborhood in a direction consistent with the Comprehensive Plan and the Northgate Area Comprehensive Plan. The Commission's conclusion acknowledges the complexity of issues facing the area, and the critical need to remain focused on achieving a broader vision for Northgate as an Urban Center. The Commission also offered the following specific observations:

- The General Development Plan (GDP) requirement should be eliminated. The Development Agreement is an opportunity to move forward with much needed upgrading of the mall. Waiting indefinitely for a single master planned action under the GDP poses a far greater risk through stagnation than the risk that incremental development might be to achieving the neighborhood plan vision.
- The proposed stormwater drainage facility and open space amenity on the south lot deserves support. The proposal represents a significant step toward remedying inadequacies in the City's drainage infrastructure, providing needed open space for the area, and addressing some of environmental restoration needs of the Thornton Creek watershed.
- An area-wide transportation study and implementation strategy that addresses all modes of transportation is essential. A significant goal should be to move Northgate from a largely auto-oriented to a more pedestrian-friendly area that is at the heart of the Town Center vision.
- Dramatically higher density development on the south lot makes both economic and community development sense. The City should work with the south lot property owner to find incentives and remove obstacles—even relaxing required parking, open space, or setback requirements as needed—to encourage this needed development.
- Although the proposed 150 housing units for the south lot is too low in density and total numbers, it is not worth revising the proposed Development Agreement for that point alone if it would jeopardize the larger effort.
- Northgate specific design guidelines should support neighborhood planning goals while ensuring an appropriate amount of flexibility for mall development.
- The environmental analysis (SEPA) should be able to address remaining mitigation issues.

The Northgate issue highlights the value of an independent, diverse body such as the SPC, that can balance the need to plan for growth and development with supporting what is best for the City as a whole and its neighborhoods and citizens. Seattle is at a critical juncture in planning for growth and must have both a long range vision for its future and a roadmap to reach it. The SPC is pleased to be an important tool in helping to achieve that vision.

For more information on the SPC, please call (206) 684-0433 or visit their website at **www.seattle.gov/planningcommission**.

publication updates

..... client assistance memos

updated

CAM 233, *Sources for Property Information*, has been updated to reflect two changes relating to City departments: (1) the new phone number for Seattle Public Utilities' Information Center (where the City's map vault is located is (206) 684-5132; the Info Center is located on the 47th floor of Key Tower; and (2) the City Clerk's Office is moving to the third floor of the new City Hall on June 26. Their street address will remain 600 Fourth Ave.

CAM 609, *Seattle's Tenant Relocation Assistance Ordinance*, has been updated to reflect an increase in the amount of relocation assistance available to qualifying low-income tenants who are displaced by housing demolition, substantial rehabilitation, change or use, or removal of use restrictions on assisted housing. The amount increased to \$2,246.

..... **Electronic** copies of CAMs are available on our website at www.seattle.gov/dclu/publications. **Paper** copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

..... director's rules

final

DR 7-2003, *Exemption from Shoreline Program Permit Requirements*, superseding DR 27-88, became effective May 20, 2003. This rule eliminates a section in the prior rule that conflicted with current code provisions. The new rule was enacted on an emergency basis, due to findings by the DCLU Director that the conflict between the previous rule and current code could allow the use of the shoreline without regulation or beyond the scope intended by SMC 23.60.018, thereby impacting public health and safety.

..... **IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dclulnfo as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dclu/notices. To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

drop-off submittals, cont. from page 1

gram should request a Drop-Off Submittal package from the DCLU Applicant Services Center, (206) 684-8850, or the Public Resource Center (206) 684-8467. Both centers are located on the 20th floor of Key Tower at 700 Fifth Avenue.

The Drop-Off Submittal package must be completed prior to submittal. Initial fees will be required, along with an intake checklist which is contained in the package.

If you are a customer who has participated in the pilot program this past six months, please notice

that minor changes that have been made to the process. A step-by-step instruction sheet is included in the package.

After drop-off, applications will be screened, and—if deemed complete—will be accepted and placed into the normal routing process. They will also receive a "prepared" rating for their CPA status. If deemed incomplete, the plans will be returned and the customer's CPA rating will be marked as "unprepared, so be sure to read all the submittal criteria in order to fully prepare for drop-off.

A new Client Assistance Memo

(CAM) #121, which outlines the criteria for CPA submittals, is available online at www.seattle.gov/dclu/publications or from the Public Resource Center.

A new CAM that explains the qualifications and procedures for Drop-Off Submittals will soon be finalized to help explain the process. If you have questions about the CPA and Drop-Off Submittal processes, please contact:

Luke McQuillin, DCLU ASC
luke.mcquillin@seattle.gov
(206) 615-0721

Cheryl Mosteller, DCLU ASC
cheryl.mosteller@seattle.gov
(206) 684-5048

How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

General Applications (Applicant Services Center) 206-684-8850
Drainage & Sewer Review Desk (includes side sewer permits). 684-5362
Land Use Reviewers (post-application only*) 684-8875
Master Use Permits..... 684-8467
Plans Routing 684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr) 684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept).... 684-5198
Sign Permits..... 684-8419

Inspections

Inspection Requests: General 684-8900
Inspectors: General 684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance 684-8860

Complaint Hotline

Construction, Housing & Land Use Complaints..... 684-7899

Information

General Department Information 684-8600
Applicant Services Center (formerly Permit Intake Center)..... 684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm
City/Design/Design Commission..... 615-1349
Compliance Service Ctr (enforcement info, not complaints)..... 615-0808
Comprehensive Planning 233-0079
Events & Classes..... 684-8443
Media Relations 233-3891
Microfilm Library 233-5180
Planning Commission 684-0433
Property Owner/Tenant Assistance 684-7867
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm). 684-8467
Publications 684-8467
Site Development 233-7232
Technical Support Line: Building Code (M-F: 1-4:15 pm) 684-4630
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm).. 684-7846
Tenant Relocation Assistance Ordinance 684-7979
Zoning Info (General questions on Single Family, Parcel Zoning*) 684-8467
Zoning Info (Site-specific questions on Single Family Zoning*) 684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.seattle.gov/dclu/landuse.

Administration

Office of the Director 684-8899
Codes, Policies & Community Relations..... 684-8880
Billing 684-4175

www.seattle.gov/dclu



City of Seattle
Department of Design,
Construction & Land Use
700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070
www.cityofseattle.net/dclu

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